

DISTRICT VI

Minutes

Monday, July 10, 2000

7:00 p.m.

Evergreen Recreation Center, 2700 N. Woodland

The District VI Advisory Board meeting was held at Evergreen Recreation Center, 2700 N. Woodland.

Members Present

Clarence Wiley
Linda Matney
Sharon Fearey
Bob Schreck
Wendell Turner
Gregory Chinn
C. Bickley Foster
John Van Walleghen
Veronica Casados
Tony Rangel

Members Absent

Doratheia Sloan

Guests

See Attached list

Council Member Joan Cole called the meeting to order at 7:03 p.m

The minutes for June 5, 2000 were approved as submitted.

PUBLIC AGENDA

The Public Agenda contains requests from members of the public who desire to present matters to the Council.

No items were submitted

PLANNING

1. **REQUEST: Conditional Use to allow outdoor equipment and vehicle sales on property zoned "LC" Limited Commercial.** North side of West 13th Street between St. Paul and Meridian (2642 W. 13th). The applicant, Faissal Aboy, requests *Conditional Use* to permit used car sales on a platted .66 acre tract of land.

The agent, Greg Ferris, representative for Faissal Aboy-Faissal (applicant), stated that the applicant has agreed to: 1) improve the building; 2) improve the grounds; and 3) the *Conditional Use* permit would be only for five years (and then be re-evaluated to determine if applicant is doing what he said he would do). The agent explained that the applicant is a homeowner in the area and does not want to see the neighborhood decline.

The DAB Members expressed the following concerns: 1) the neighborhood association had not had time to adequately review this plan; 2) used car lots change the character and aesthetics of the area; and 3) the thriving businesses along 13th Street would be brought to a decline with approval of used car lot sales.

DAB Member Bickley Foster added also that he had driven the area several times and noted a) That there were no other vacancies except for titled property; b) This is truly a neighborhood shopping area; c) There were no other businesses with outside storage except Johnson's Nursery which contains outside storage in back of the building under a canopy; and d) Used Car Lot's also include: Van's, RV's, light trucks and multi-appearance of vehicles with variety of heights and sizes.

The DAB members voted 10-0 to recommend disapproval of the *Conditional Use* request.

COUNCIL AGENDA

2. Consideration of alley property from Mead, Mosley, 10th and 11th Streets

This is a proposed site for paving the alley in an improvement district. A petition representing 51.5% of the improvement district has been submitted in support of the project.

Property owner Larry Menges, Kansas Auto Body has been at this site for 40 years. The

owner described that he fights the rain coming into his shop and constant dust from the road. Last November Mr. Menges asked the City if he could blacktop the alley way and was told that it takes too much maintenance for blacktop. Mr. Menges then decided to petition for having the alleyway paved.

Council Member Cole and DAB Members, after listening to some property owners oppose the idea of paving the alleyway have decided to defer this until the next DAB meeting on Wednesday, July 19th.

Staff person Gene Rath said the remaining owners or tenants will be notified. This will give the remaining owners an opportunity to speak on this.

RECOMMENDATION: This will be heard a second time on Wednesday, July 19th.

3. Consideration to close 24th Street North, between Hood and Salina

This was requested by Dan Williams, 2501 Salina, property owner who is complaining about the dust and the activities that go on in this area. The area property owners have been notified. The street is dark and people come and dump bottles and trash. Many children play in this spot which is a safety hazard. The dirt road allows people to speed and then fishtail into other yards.

Cynthia Rios, 2460 N. Hood lives on this street. She recently moved in and does not want the street closed. Ms. Rios asked maybe the street could be paved.

RECOMMENDATION: There is a unanimous motion to delay by Council Member Cole and Dab Members. A petition for paving should be given 90 days or sooner. The residents will be notified and the Neighborhood Association should help with the petition. The petition should be done in Spanish, if possible to assist the Spanish speaking residents.

4. **Management of City Solid Waste and Storm Debris after Brooks Landfill Closes**

Joe Pajor, Natural Resources Director discussed the impact on the closure of Brooks Landfill.

- Waste management practices will have to change.
- Disposal costs for normal City operations may increase.
- Disposal costs for storm waste will increase.
- Questional if neighborhood clean-ups would continue.

RECOMMENDATION: It was moved to recognize this plan is very important to District VI and the City of Wichita.

5. **Backyard Drainage Policy**

The proposed Policy sets forth requirements to ensure proper drainage prior to occupancy of structures.

Staff person Chris Carrier, stated this plan applies to new subdivisions. Develop a Master Drainage Plan for the subdivision with a minimum of four required grade elevations identified at each lot on the plat. The four elevations to be established for each lot or home are:

- Elevation of top of street curb.
- Minimum elevation of top of foundation.
- Minimum elevation of top of view-out wall or a walkout wall,
- Rear drainage swale elevations.

The developers will have to have more detail of the way homes are being built.

RECOMMENDATION: A motion to receive and file.

6. **Wireless Communication Master Plan**

This plan, and associated changes to the City's zoning code, will revise the procedures by which companies that offer wireless services (such as cell phones, PCs, and wireless internet access) site their antennas and associated equipment in the community.

Marvin Krout, Planning Department Director spoke about the current regulations on the cell towers.

- Limits, on color, lighting and signs.
- Co-location for 3 users required on towers.
- Towers must be rebuilt for additional users.
- Abandoned towers must be removed.
- Towers are subject to compatibility height standard when adjacent to TF-3 or less intensive zoning.

The new recommended plan would look at:

- Location /Height guidelines
- Design guidelines
- Structural Design and Co-location

- Rights of way
- Submittal Requirements
- Operations standards

DAB Member, Veronica Casados, commented if there would be only a certain amount of towers in certain areas of the city.

Staff commented that a map is being planned for implementing the towers.

Will this plan be brought to the Neighborhoods asked Council Member Cole. Marvin commented that after this plan has gone to the MAPD, the plan would go to the neighborhood associations.

RECOMMENDATION: It was moved to approve plan if the City would have equal distribution of the towers throughout the Districts.

With the lateness of the meeting it was moved to finish the agenda on Wednesday, July 19th at the DAB meeting in Evergreen Recreation Center at 7:00 p.m.